

## PROJECT APPLICATION FORM – 2024

**Applicant:** Fairhaven Housing Authority

**Submission Date:** 09/29/2022

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

275 Main Street , Fairhaven 02719

☐ Open Space

508-993-1144

☒ Community Housing

fhvnhousing@comcast.net

☐ Historic Preservation

☐ Recreation

**Town Committee (if applicable):** \_\_\_\_\_ Housing Authority \_\_\_\_\_

**Project Name:** Exterior Brick/Balcony Work at Dana Court

**Project Location/Address:** 180 Adams St., Fairhaven, MA

**Amount Requested:** \$ 75,000.00

**Project Summary :** Dana Court is a Public Housing complex comprised of 55 ONE bedroom apartments owned and managed by the Fairhaven Housing Authority. The one bedroom apartments at Dana Court are affordable for seniors age 60 and older or handicapped/disabled tenants under 60 years of age. The building was built in the 1980's and occupancy commenced in 1985.

The anticipated project will repair a portion or all of the exterior building brick work including balconies where they meet the brick. This work is necessary to preserve the integrity of the building. If we proceed with a partial repair it will be done as a "mock-up" in anticipation of preparing for, designing and completing the remainder of the building. It was observed during an annual inspection that there are some portions of existing walls and balconies that have begun to show deterioration and are in need of correction. A local mason did check the conditions at our request and agreed repairs to the brick work and balconies in those areas should be planned to repoint and reinforce the bricks but no urgent danger exists. The scope of the work will be specified in a design by an Architect and will be determined by available funding and apparent conditions at the time of the State's and the designer's detailed review and investigation. The partial project is estimated to cost \$ 248,307. The full repair to the entire exterior of the building, including balconies is estimated to cost \$1,104, 274.00

The partial project is being planned for 2023. If full repair is recommended that will hopefully also commence in 2023 but completion may extend into 2024. The Board of the Fairhaven Housing Authority approved this application at their September 15, 2022 meeting.

**Estimated Date for Commencement of Project:** August 2023

**Estimated Date for Completion of Project:** Partial/November 2023, Entire/Sept. 2024

## **Fairhaven CPC Application 2024**

### ***Exterior Brick Re-Pointing & Balcony Correction/Restoration***

*At*

Dana Court 667-4 –180 Adams St.

#### **Narrative**

We are asking the Community Preservation Committee to provide a portion of the funding needed to repair and re-point the exterior brick façade and re-inforce and correct the exterior balconies at Dana Court 667-4 , 180 Adams St.

Dana Court at 180 Adams St. (667-4) was built in 1985, It is a medium size complex providing 55 one bedroom apartments for seniors and the handicapped or disabled. Dana Court is a single two story building. The current brick exterior is original dating back to 1982. The life span of the system is 40 years according to the Commonwealth's Housing Authority Capital Planning System and the bricks are technically due to be repointed in 2022. The exterior brick work needs to be addressed to preserve the integrity of the structure.

We will engage an architect to investigate and design the best repair to properly handle the deteriorating conditions and insure an acceptably long forward life span. The spec will highlight products and procedures that will help secure the bricks, mortar and overall exterior from the elements and protect the exterior from pests and moisture. The plan/design will meet all code requirements and the highest safety standards. A portion of the project that has been noted to be in especially poor condition but not in an emergency state, will most likely occur ahead of the project in its entirety. It will be completed as a "mock up" to prepare for the completion of the full phase of repair.

The staff architects at the Commonwealth of MA Department of Housing and Community Development (DHCD) will review the design and specifications submitted by the engaged architect and once they approve the design and specifications , the project will go out to bid .

We intend to commit a portion of our annual future Formula Funding dollars as allocated by the Department of Housing and Community Development (DHCD) for Capital Planning purposes. This project will be using future funds as our current and immediate dollars are already committed for other Capital Improvement Projects. We will also look to allocate a portion of our Operating Reserves ,if needed, to complete the exterior brick and balcony repair at Dana Court.

#### **Site Control**

Dana Court located at 180 Adams St. is owned by the Fairhaven Housing Authority. This housing complex is managed by the Fairhaven Housing Authority and regulated by DHCD (Department of Housing and Community).

Development). Preference is given to Fairhaven residents and a further preference is given if they are a veteran who lives in the Town of Fairhaven. First priority is given to a qualified emergency.

### **Project Scope**

Gather and finalize funding sources to complete the job, hire an architect to design the project and insure that the components, design and specifications meet the Commonwealth's and the Town of Fairhaven's requirements. Upon approval by DHCD the project will go out to bid and be awarded to the lowest responsive and responsible bidder. A contract will be signed, work scheduled and the project will commence, during construction season. We would expect this project to be 100% complete within one year to eighteen months of the awarding of the contract. This project will require to be bid and paid using Comm of MA Prevailing Wage Rates.

### **Cost Estimate**

#### **ENTIRE Exterior BUILDING Repair \$1,140,274.00**

General Conditions 10% Amount:	\$75,390
Change Order Contingency 10% Amount:	\$82,929
Hard Cost Total:	\$912,219
Soft Cost 25% Total:	\$228,055
TOTAL for ENTIRE Development -	<b>\$1,140,274</b>

#### **PARTIAL EXTERIOR BRICK & BALCONY REPOINT/REPAIR – Mock Up**

General Conditions	\$13,825
Change Order Contingency 10% Amount:	\$15,208
Hard Cost Total:	\$167,282
Soft Cost 25% Total:	\$41,821
Development Cost: (Brick) \$209,103 & (Balcony) \$39,204	
TOTAL for Partial Repair	<b>\$248,307</b>

**Feasibility** - This project is entirely feasible. Completion of this work is needed to insure the current and future tenants housed at Dana Court have a safe and secure building with a properly repaired façade.

**Maps** - Assessors map provided

**Photographs** - Upon request, if needed.

General Criteria for All Projects – Check off and address each criterion as it applies:

- ☐ Is the project consistent with the goals of the Town of Fairhaven Community Preservation Plan? **YES**
- ☐ Does the project have other sources of funding? If so, indicate percentage. **YES 75%**
- ☐ Does the project leverage additional or multiple sources of public and/or private funding? **YES**
- ☐ Does the project preserve a threatened resource? **YES**
- ☐ Is the project consistent with existing Planning Documents such as the Master Plan and Open Space Plan? **YES**
- ☐ Does the project comply with the zoning regulations? **YES**
- ☐ Does the project have a means of support for maintenance and upkeep? **YES**
- ☐ Does the project involve currently owned municipal assets? **NOT a TECHNICAL MUNICIPAL OWNED BUILDING , HOUSING AUTHORITY OWNED ASSET**
- ☐ Does the project serve underserved populations or address more than one focus area of the CPA? **YES**
- ☐ Does the project reclaim abandoned or previously developed lands? **NO**
- ☐ Does the project require a Special Permit, NOI, Building Permit or other permitting? Please list all local and State permits you are aware of that the project will need. **BUILDING PERMIT**
- ☐ Does the project have community support? Does the project provide a positive impact to the community? **YES**
- ☐ Does the project have sufficient supporting documentation? **YES**
- ☐ Has the applicant/ team demonstrated the ability and competency to implement the project as proposed? **YES**
- ☐ Does the applicant have site control, or the written consent by the property owner to submit an application. **YES**

Affordable Housing Selection Criteria - Check off and address each criterion as it applies:

- ☐ Will this involve the renovation of an existing building? **YES**
- ☐ Is the existing building structurally sound? **YES**
- ☐ Is the building free of lead paint? Is it free of asbestos, pollutants, and other hazards? **IT IS FREE OF HAZARDS**
- ☐ Is this a conversion of market rate to affordable housing? **NO**
- ☐ Is there Town sewerage? If not, is the septic system in compliance with Title 5? **TOWN SEWERAGE**
- ☐ Does the proposed building or renovation comply with building, sanitary and accessibility codes? **YES**

- ☐ Is this a tax title property? **NO**
- ☐ Does this project involve the building of a new structure? **NO**
- ☐ Will the structure be built on tax title property, on Town owned land or donated land? **EXISTING STRUCTURE**
- ☐ Will the building be free of environmental hazards? **YES**
- ☐ Are there programs such as Habitat for Humanity involved? **NO**
- ☐ Will the project be built on a previously developed site? **EXISTING STRUCTURE**
- ☐ Does the project provide housing that is similar in design and scale with the surrounding community? **YES**
- ☐ Does this serve the 60% income level population? Does this serve the 80% income level population? **80%**
- ☐ Is long-term affordability assured? Will this be geared to one age group? **YES AFFORDABILITY IS ASSURED GEARED TO SENIORS OVER 60 YOA & Disabled under 60 YOA**
- ☐ Will there be more than two bedrooms? Will there be multiple units? **There are 55 – one bedroom units ONLY.**
- ☐ Will it be located near services such as grocery, mass transit, etc.? **It is convenient to services and transit.**
- ☐ Will priority be given to local residents or employees of local businesses? **Preference is given to local residents and employees but there are other priorities that may take precedence**
- ☐ Will the project incorporate solar power or renewable energy. **This building does not have direct solar power but it is part of our portfolio that supports and benefits from solar initiatives and net metering programs.**

This project aims to preserve the long term availability of affordable housing, a valuable asset for low income seniors and the disabled. It supports community housing as it continues the mission of the Fairhaven Housing Authority to provide housing to those in need at an affordable rent . including low-or moderate- income senior housing.”

# Capital Planning System

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## Projects

[Main Menu](#) [Facilities](#) [Inventory](#) [Projects](#) [Reports](#) [Utilities](#) [Find](#) [Help](#)

LHA    
Development    
Facility    
Unit   (ALL Implied If not selected)  
Project

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

[Edit](#) [Delete](#) [New](#)

Project Number:

Project Name:

DHCD FISH #:

Condition  
Assessment  
Narrative:

Bricks/mortar are showing signs of their age and in need of maintenance and repairs to preserve integrity of the structure. Mortar is disintegrating in several areas-Brick repointing is needed.

Recommendation:

Repointing needed.

Category:

Project Type:

LHA Priority Selection

DHCD/Consultant Priority Selection

1. Currently Critical (Immediate)
  - a. CITED Life and/or Health safety conditions/hazards
  - b. Building, Fire, Electrical or Mechanical CODE CITATIONS
  - c. Component failure or complete deterioration that affects facility operations
  - d. Restores facility operations (vacancies)
2. Potentially Critical (will become critical within 1 year)
  - a. Correct recurring or intermittent facility operations deficiencies
  - b. Potential Life and/or Health safety hazards
  - c. Prevent predictable deterioration/collateral damage
  - d. Condition has potential to cause downtime or vacancy
3. Necessary/Not yet Critical
  - a. Beyond Expected useful life but still serviceable
4. Recommended
  - a. Useful/Sensible Improvements to Facility operations
  - b. Increases efficiencies of systems/reduces operational costs
  - c. Improves overall usability of facilities
5. Modernization
  - a. Does not meet current codes/standards
  - b. Improves local marketability & quality of life
  - c. Hazardous Materials managed but not yet abated

**Project Cost Information**

Proposed TDC (Total Development Cost)	\$1,140,274
Actual TDC (Final Cost at Completion)	\$0.00

<b>Cost Breakdown for Federal Projects (N/A) for State Projects</b>	
Dwelling Cost %	100 %
Non-dwelling Cost %	0 %
Site Cost %	0 %

Inspection Date: 5/5/2022

Inspector: LHA/Kyle Moore

Project Notes:

Proposed Grant Funds: \$0.00  
Funding: Other Funds: \$1,140,274.00  
Total: \$1,140,274.00

Project Photos:

Add Photo

#### Related Inventory Components

Add Related Components

	Facility Number	Class	Subclass	Description	Quantity	Unit	Year Installed	Lifespan	Life Exp Adj	Cond. Year Assess.	Note	Resiliency
<a href="#">Remove</a>	094-667-04-001	Building Envelope	Siding	Masonry Mortar (Tuckpointing)	21,540 SF/WALL	1982	40	0	2022		Brick repointing needed. Mortar is disintegrating. KM 5/5/22	

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[Main Menu](#) [Facilities](#) [Inventory](#) [Projects](#) [Reports](#) [Utilities](#) [Find](#) [Help](#)

LHA **FAIRHAVEN HOUSING AUTHORITY** ▼  
Development **094-667-04 -- DANA COURT** ▼  
Facility **094-667-04-001 -- 180 ADAMS ST - 1** ▼  
Unit **ALL** ▼ (ALL Implied if not selected)  
Project **094-667-04-001-22-723 -- Select Brick Repointing 667-4** ▼

[Project Information](#) [Project Estimation](#) [Project Management](#) [Project Templates](#)

[Edit](#) [Delete](#) [New](#)

Project Number: **094-667-04-001-22-723**

Project Name: **Select Brick Repointing 667-4**

DHCD FISH #:

Condition  
Assessment  
Narrative:

This project is written to include brick repointing and repairs at 4 balconies that were noted to be in poor condition. This project would be a mock up for brick repointing the remainder of the building.

Recommendation:

Brick repointing and repairs at 4 balconies

Category: **Building Envelope**

Project Type: **Dwelling Project**

LHA Priority Selection

DHCD/Consultant Priority Selection

**1. Currently Critical (Immediate)**

**1. Currently Critical (Immediate)**

- a. CITED Life and/or Health safety conditions/hazards
- b. Building, Fire, Electrical or Mechanical CODE CITATIONS
- c. Component failure or complete deterioration that affects facility operations
- d. Restores facility operations (vacancies)

**2. Potentially Critical (will become critical within 1 year)**

- a. Correct recurring or intermittent facility operations deficiencies
- b. Potential Life and/or Health safety hazards
- c. Prevent predictable deterioration/collateral damage
- d. Condition has potential to cause downtime or vacancy

**3. Necessary/Not yet Critical**

- a. Beyond Expected useful life but still serviceable

**4. Recommended**

- a. Useful/Sensible Improvements to Facility operations
- b. Increases efficiencies of systems/reduces operational costs
- c. Improves overall usability of facilities

**5. Modernization**

- a. Does not meet current codes/standards
- b. Improves local marketability & quality of life
- c. Hazardous Materials managed but not yet abated

**Project Cost Information**



Proposed TDC (Total Development Cost)	\$209,103
Actual TDC (Final Cost at Completion)	\$0.00

<b>Cost Breakdown for Federal Projects (N/A) for State Projects</b>	
Dwelling Cost %	100 %
Non-dwelling Cost %	0 %
Site Cost %	0 %

Inspection Date: 5/5/2022

Inspector: LHA/Kyle Moore

Project Notes:

Proposed  
Funding:

Grant Funds:	\$0.00
Other Funds:	\$209,103.00
Total:	\$209,103.00

Project Photos:

Add Photo

Related Inventory Components

Add Related Components

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Project Number:

Project Name:

DHCD FISH #:

Condition  
Assessment  
Narrative:

Bricks/mortar are showing signs of their age and in need of maintenance and repairs to preserve integrity of the structure. Mortar is disintegrating in several areas-Brick repointing is needed. This project is written for balcony areas only.

Recommendation:

Brick repointing needed (Balcony areas)

Category:

Project Type:

LHA Priority Selection

DHCD/Consultant Priority Selection

1. Currently Critical (Immediate)

- a. CITED Life and/or Health safety conditions/hazards
- b. Building, Fire, Electrical or Mechanical CODE CITATIONS
- c. Component failure or complete deterioration that affects facility operations
- d. Restores facility operations (vacancies)

2. Potentially Critical (will become critical within 1 year)

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- b. Increases efficiencies of systems/reduces operational costs
- c. Improves overall usability of facilities

5. Modernization

- a. Does not meet current codes/standards
- b. Improves local marketability & quality of life
- c. Hazardous Materials managed but not yet abated

**Project Cost Information**

Proposed TDC (Total Development Cost)	\$39,204
Actual TDC (Final Cost at Completion)	\$0.00

<b>Cost Breakdown for Federal Projects (N/A) for State Projects</b>	
Dwelling Cost %	100 %
Non-dwelling Cost %	0 %
Site Cost %	0 %

Inspection Date: 5/18/2022

Inspector: Kyle Moore

Project Notes:

Proposed  
Funding:

Grant Funds:	\$0.00
Other Funds:	\$39,204.00
Total:	\$39,204.00

Project Photos:

Add Photo

Related Inventory Components

Add Related Components